

FRONT YARD AVERAGING IN DR 2, DR 3.5 AND DR 5.5 RESIDENTIAL ZONES

(SCALED SITE PLAN REQUIRED)

Reference Section Baltimore County Zoning Regulation 303.1

1) In DR 2, DR 3.5 and DR 5.5 Zones the front yard depth of any building hereafter erected shall be the average of the front yard depths of the lots immediately adjoining on each side, provided such adjoining lots are improved with principal buildings situate within 200 Ft. of the joint side property line, but

2) Where said immediately adjoining lots are not both so improved, then the depth of the front yard of any building hereafter erected shall be not less than the average depth of the front yards of all improved lots within 200 Ft. on each side thereof, provided that no dwelling shall be required to be set back more than 60 Ft in DR 2 zones, 50 Ft. in DR 3.5 zones and 40 Ft. in DR 5.5 zones.

3) In no case, however, shall nonresidential principal buildings have front yards of less depth than those specified therefore in the area regulations for DR 2, DR 3.5 and DR 5.5 zones respectively.

Example 1

(A) Front Setback _____ Ft.

(B) Front Setback _____ Ft.

OR

Example 2

(A) Front Setback _____ Ft.

(B) Front Setback _____ Ft.

(C) Front Setback _____ Ft.

(D) Front Setback _____ Ft.

(E) Front Setback _____ Ft.

(F) Front Setback _____ Ft.

Applicants Name _____

Building Address OR 10 Digit Tax Account Number _____

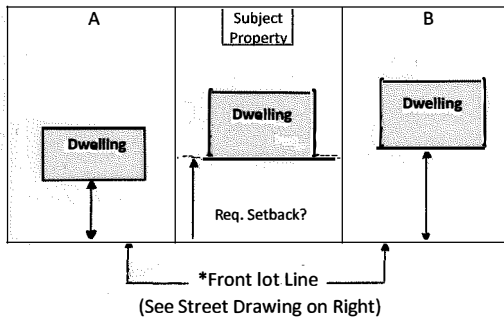
Date _____

$$\text{Example Totals for 1 or 2} - \text{Total (} \quad) \div (\quad) = \quad \text{REQUIRED FRONT SETBACK (Averaged)}$$

Normal Required Setbacks
DR 2 - 40 Ft.
DR 3.5 - 30 Ft.
DR 5.5 - 25 Ft.

*IF UNABLE TO DETERMINE FRONT LOT LINE FROM EXAMPLES BELOW, A LOCATION SURVEY OR OTHER ENGINEER SCALE DRAWING/SITE PLAN MAY BE REQUIRED

*Example 1. Immediately Adjoining Lots Are Improved With Principal Buildings



OR *Example 2. Immediately Adjoining Lots Are Not Both So Improved

